CITY HALL COUNCIL CHAMBERS
SANTA MARIA, CALIFORNIA
REGULAR MEETING

OCTOBER 7, 2008

INVOCATION:
Pastor Robert Wheeler of Santa Maria Foursquare Church gave the invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG:
Councilmember Patino led the Pledge of Allegiance.

CALL TO ORDER:
Mayor Lavagnino called the Regular Meeting of the City Council to order at 6:30 p.m.

ROLL CALL:
MEMBERS PRESENT
Councilmembers Orach, Patino, Trujillo, Zacarías, and Mayor Lavagnino

STAFF MEMBERS PRESENT
City Manager Ness, City Attorney Trujillo, Assistant City Manager Haydon, Director of Public Works/City Engineer Whitehead, Director of Community Development Lindsey, Police Chief Macagni, Fire Chief Ortiz, Director of Utilities Sweet, Director of Administrative Services Snodgrass, Director of Recreation and Parks Posada, City Librarian Buchanan, Planning Division Manager Woods, Advance Planner Smith, Planner III Scott, and Chief Deputy City Clerk Perez.

ANNOUNCEMENTS
Mayor Lavagnino announced that at the end of the meeting the Council would be adjourning in memory of Jay Will who passed away recently. He also announced that the public hearing for the Mahoney Ranch South Project, which was on the Consent Calendar, had been closed and any testimony would only be accepted under the Public Comment Period. The Lakeview Promenade Project would be handled the same way as that public hearing had also been closed.

PRESENTATION BY MAYOR LAVAGNINO
Mayor Lavagnino and Director of Utilities Sweet reported that on Wednesday, September 17, 2008, they went to Washington, D. C. to continue the City's efforts to rehabilitate the Santa Maria River Levee. The purpose of the trip was to thank the City's Congressional Representatives for the funds allocated to the levee restoration that were in the draft appropriation bills including $6.5 million in the draft Senate version of the Water and Energy Appropriations Bill and $8 million in the draft House version of the bill; to achieve language in the National Flood Insurance Program (NFIP) renewal to provide the best circumstances for the residents and businesses of Santa Maria; and to encourage the United States Army Corps of Engineers to continue to work on the project to rehabilitate the Santa Maria River Levee. On Thursday, September 18th, the Mayor, Director of Utilities Sweet, and Greg Burns, the City's Lobbyist, attended nine meetings to discuss those priorities. The tone of the meetings was very positive. Both Senator Feinstein's and Boxer's offices realized the potential significant impact and showed concern over the proposed language in the Senate version of the NFIP renewal which would require all properties that are protected by dams, levees, or other manmade structures to pay some level of flood insurance regardless of the degree of protection provided by these structures. The House version of the bill provides for a study to assess the liability of the present program and evaluate possible solutions. It also has specific language that provides for a five-year period of reduced flood insurance premiums for communities that are bordered by levees that have failed to be certified by the Corps. The City supports the language in the House version of the bill. Greg Burns presented letters from a number of agencies in California and from members of the House of Representatives that relayed concern regarding language in the Senate version. The Army Corps of Engineers has prepared a draft Design Deficiency Report for the Santa Maria Levee which identifies the issues associated with the levee's inability to operate in an effective manner and identifies the costs required to

fix the levee. The report estimates the cost at nearly $50 million to fix the five-mile section of the levee that protects the City. The Federal Emergency Management Agency (FEMA) has indicated they would release the revised flood plain maps in the next month. The revised map would likely put approximately 12,000 properties into a flood zone and require most property owners to acquire flood insurance at a cost of approximately $320 to $2,000 per residence per year. FEMA has indicated it will take between ten months and a year for the maps to become final. There will likely be more trips to Washington, D. C. required to ensure that the residents of Santa Maria are provided the best possible options.

PROCLAMATION – PEACE WEEK
Councilmember Patino read a proclamation declaring the week of October 13-18, 2008, as Peace Week in the City of Santa Maria and encouraging all residents to participate in this year's activities. The proclamation was accepted by Lisa Thornhill.

PROCLAMATION – FIRE PREVENTION WEEK
Councilmember Zacarías read a proclamation declaring the week of October 5–11, 2008, as Fire Prevention Week in the City of Santa Maria and urging all residents to create a home exit plan and practice it regularly. The proclamation was accepted by Santa Maria Fire Prevention Officer Emiliano Enriquez.

PUBLIC COMMENT
William Wagener invited the Mayor and the City Council candidates to appear on the PEG television show *On Second Thought* this Friday evening or the following Friday evening so people could call in and ask questions of the candidates.

Mickey Freeman spoke about corn vendors operating in the City.

Donna Mainard spoke about Colorado Street where she used to live and where members of her family live. The neighbors look out for each other. The Police Department provides extra patrols. It is a good neighborhood, and they didn't like the bad reputation the neighborhood has been given by another person who frequently spoke at Council meetings.

Doris Bynum spoke regarding the Mahoney Ranch South Project. She was pleased about the changes that have been made but was still concerned about two-story houses next to Tanglewood. She also spoke about the endangered species in the area.

Ellis Brown spoke regarding the Mahoney Ranch South Project and asked about the compromise that was reached at the last meeting. He asked if there was a height limitation on the condominiums and where children were going to play.

Barbara Bello spoke regarding the Mahoney Ranch South Project and asked the Council to approve Councilmember Zacarías's suggestion to extend the buffer zone to include the area next to Tanglewood.

Charles Ott spoke regarding the Lakeview Promenade Project and the traffic accidents at the intersection of Lakeview and Highway 135. He felt the use should be commercial and not residential.

Sherman Kemp expressed concerns on the Lakeview Promenade Project regarding traffic and children trying to cross the Highway to go to school. Residential use was not a good idea for that area. He submitted a petition with names of 125 people from this area against the project.

CONSENT CALENDAR
Mayor Lavagnino announced Item 3H - Mahoney Ranch South Project would be pulled for comment and corrections at the request of staff.

Councilmember Orach requested Item I and L be pulled for comment.

Item 3I – Donation of Surplus Library Property

Councilmember Orach stated with the construction of the new library, the old library had some tables, chairs and book racks that were being declared surplus and were being donated to various schools and non-profit agencies.

Item 3L – Three-way stop on Cypress and Palisades Drive
Councilmember Orach stated this was being done so people could be safely transported from the new helipad to the Emergency Room of the hospital.

Item 3H – Mahoney Ranch South Project
City Manager Ness stated staff wanted to clarify two things. There were some minor changes to Ordinance No. 2008-19 and Ordinance No. 2008-20, and staff wanted to clarify for the members of the public exactly what direction was given by the Council at the last meeting.

City Attorney Trujillo explained some minor changes had been made to Ordinance No. 2008-19 which were mainly housekeeping. The Council had been given a revised copy. The most significant change was that under Section 2, the direction from Council was moved to an action item rather than as a "Whereas".

Councilmember Zacarías stated she wanted to make sure that from the boundary line of the Tanglewood residences there would be a 20-foot setback where nothing could be built, and after the 20 foot setback there would be only single story residences.

City Manager Ness stated it was his understanding that there was a subdivision wall on the Tanglewood boundary line, then there would be the backyards of single-story, single-family homes. From the subdivision wall, there would be a 20-foot setback in the rear yard to the first Mahoney Ranch South homes. Then there would be the front yard and the street before any two-story residences.

Mayor Lavagnino stated he thought there would be a 20-foot buffer before the rear fence of the Mahoney Ranch South project, then there would be a normal backyard, then a house, then the front yard, then a sidewalk, then the street. Across the street would be the first opportunity for any multi-story.

Mr. Ness stated his understanding from the last meeting was that Council was concerned about having multi-family, multi-story dwellings immediately adjacent to the Tanglewood development. If there was a 20-foot buffer between the wall of Tanglewood and the wall of the Mahoney Ranch South project, that buffer would be a dead zone that would be unmaintained and cause liability issues.

Councilmember Patino stated she understood that the people from Tanglewood wanted no two-story homes next to their development. She was not in favor of having a buffer that was not maintained. She understood that the buffer would be the rear yard setback of the Mahoney Ranch South homes. She thought the two issues raised at the last meeting were the two-story residences and that the developer meet with the Tanglewood residences before a Planned Development Permit was approved.

Councilmember Zacarías stated she also thought there would be a 20-foot buffer before the rear yard would start. She thought the backyard would be more than 20 feet. She said she now understood there would be the 20-foot rear yard, the single-story home, and then the street before any two-story structures could be built.

Mayor Lavagnino asked what the normal rear yard was for a single family home.

Advance Planner Smith explained that the normal rear yard was 10 feet for a single-story residence and 20 feet for a two-story residence.

Mayor Lavagnino asked what the ordinary setback for a front yard would be and how deep a normal house would be.

Advance Planner Smith stated in general the front yard would be 20 feet, and a normal house might be about 80 feet.

Mayor Lavagnino stated based on those measurements, it would be approximately 180 feet to 200 feet from the Tanglewood backyards to any two-story structures. He felt that would protect Tanglewood residents.

Mayor Lavagnino suggested the Council take action on the remainder of the Consent Agenda and then act on Item 3H separately.

Consent Calendar Items A through M except Item H were approved on motion by Councilmember Zacarías, seconded by Councilmember Orach, and carried on the following vote:

AYES: Councilmembers Orach, Patino, Trujillo, Zacarías, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

A. ORDINANCES
The reading in full of all ordinances and resolutions was waived. Ordinances on the Consent Calendar were adopted by the same vote cast at the first reading unless City Council indicated otherwise.

B. MINUTES
The Minutes of the Regular City Council Meeting of September 16, 2008, were approved as submitted.

C. RECORDS RETENTION SCHEDULE
Resolution No. 2008-147 was adopted approving revisions to the City-wide Records Retention Schedule contained in the adopted Document Management Program.

Resolution No. 2008-147 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING REVISIONS TO THE CITY-WIDE RECORDS RETENTION SCHEDULE.

D. RELEASE OF BOND
Council accepted as complete the public improvements consisting of the installation of boundary walls, and authorized the release of a Faithful Performance Bond in the reduced amount of $438,000 for Siena at Westgate, Tract 5892, with an order that the Contractor, Labor and Material Bond be retained until April 2009.

E. WARRANTS
Warrant Nos. 145038 to 145561 in the amount of $4,220,861.92 were ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Administrative Services. Warrant Nos. 143299, 144576, 144628, and 144715 were cancelled.

F. PAYROLL
Payment of payroll was ordered ratified subject to having been certified by the proper Department Heads, as shown on records on file in the Department of Administrative Services and having been approved for payment by the Director of Administrative Services.

G. AUTOMATED CLEARING HOUSE
Resolution No. 2008-148 was adopted approving the increased Automated Clearing House (ACH) debit and credit limits of $95,000.

Resolution No. 2008-148 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE AUTOMATED CLEARING HOUSE (ACH) DEBIT AND CREDIT LIMITS AND ESTABLISHING TRANSACTION OFFICERS TO CONDUCT BUSINESS WITH RABOBANK.

H. MAHONEY RANCH SOUTH ORDINANCES
Pulled for separate vote.

I. SURPLUS LIBRARY EQUIPMENT
Resolution No. 2008-149 was adopted declaring certain old and unusable equipment in the former Santa Maria Public Library building to be surplus equipment, and authorizing its donation to the Friends of the Santa Maria Public Library, selected local schools and to non-profit organizations.

Resolution No. 2008-149 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, DECLARING CERTAIN FORMER CITY PUBLIC LIBRARY EQUIPMENT TO BE SURPLUS AND AUTHORIZING ITS DISPOSITION.

J. AWARD OF BID
Resolution No. 2008-150 was adopted awarding the bid and approving a contract with Union Asphalt, Inc., for Bid No. 2009/07, Philbric Road Reconstruction in the amount of $615,969.

Resolution No. 2008-150 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING A CONTRACT WITH UNION ASPHALT FOR PHILBRIC ROAD RECONSTRUCTION, BID NO. 2009/07.

K. AWARD OF BID
Resolution No. 2008-151 was adopted awarding the bid and approving a contract with Dechance Construction Company, for Bid No. 2009/06, Well #11 Waterline Extension in the amount of $149,354.

Resolution No. 2008-151 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING A CONTRACT WITH DECHANCE CONSTRUCTION CO., INC. FOR WELL #11 WATERLINE EXTENSION, BID NO. 2009/06.

L. THREE-WAY STOP
Resolution No. 2008-152 was adopted establishing a three-way stop at the intersection of Palisade Drive and Cypress Way and eliminating a three-way stop at the intersection of Palisade Drive and Marian Drive.

Resolution No. 2008-152 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ESTABLISHING A THREE-WAY STOP AT PALISADE DRIVE AND CYPRESS WAY AND THE ELIMINATION OF A THREE-WAY STOP AT PALISADE DRIVE AND MARIAN DRIVE PURSUANT TO SECTION 7-5.20 OF THE SANTA MARIA MUNICIPAL CODE.

M. NO STOPPING ZONE
Resolution No. 2008-153 was adopted establishing a no stopping zone and limited time parking zone on Tama Lane near 1100 Tama Lane.

Resolution No. 2008-153 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ADOPTING A NO STOPPING ZONE AND A TWO-HOUR LIMITED TIME PARKING ZONE ON TAMA LANE PURSUANT TO SECTION 7-5.16 AND SECTION 7-5.14 OF THE SANTA MARIA MUNICIPAL CODE.

H. MAHONEY RANCH SOUTH PROJECT
City Attorney Trujillo pointed out several minor changes to Ordinance No. 2008-20.

Council conducted the second reading and adopted Ordinance No. 2008-19 as amended repealing the existing Mahoney Ranch Specific Plan dated August 18, 1994, adopting the Mahoney Ranch South Specific Plan dated July 2008 including the revisions to this Specific Plan as directed by the City Council, and adopting the Mahoney Ranch North Specific Plan dated July 2008 on motion by Councilmember Patino, seconded by Councilmember Orach and carried on the following vote:

AYES: Councilmembers Orach, Patino, Trujillo, Zacarias, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

Ordinance No. 2008-19 adopted. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, REPEALING THE EXISTING MAHONEY RANCH SPECIFIC PLAN, ADOPTING THE MAHONEY RANCH SOUTH SPECIFIC PLAN, AND ADOPTING THE MAHONEY RANCH NORTH SPECIFIC PLAN FOR PROPERTY LOCATED WEST OF THE SANTA MARIA PUBLIC AIRPORT, EAST OF BLACK ROAD, AND NORTH OF THE TANGLEWOOD AREA, APPROXIMATELY 460 ACRES (SPZ-2006-002, SPZ 88-07).

Ordinance No. 2008-20 as amended rezoning 319 acres to be consistent with the Mahoney Ranch South Specific Plan, including the revisions to the Specific Plan as directed by the City Council on motion by Councilmember Patino, seconded by Councilmember Orach and carried on the following vote:

AYES: Councilmembers Orach, Patino, Trujillo, Zacarias, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

Ordinance No. 2008-20 adopted. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, REZONING 319 ACRES FOR BLACK RANCH ROAD, LLC, MAHONEY RANCH SOUTH SPECIFIC PLAN PROJECT, GPZ-2006-006, ASSESSOR PARCEL NUMBERS 111-130-006 AND 111-140-007 (319 ACRES).

APPOINTMENT TO BLOCK GRANTS ADVISORY COMMITTEE

Chief Deputy City Clerk Perez gave the staff report. On September 3, 2008, the City received the resignation of Block Grants Advisory Committee Member David Francis. As required by State law, staff advertised the vacancy. Staff also contacted prior applicants to determine their continued interest. As Mr. Francis was nominated by Councilmember Patino, she would be nominating his replacement. Edgar Cifuentes and Justin Randall, who applied previously but were not appointed, indicated they were still interested in serving on the Committee. Additionally, applications were received from Nicolette Burke and Kate Ferguson. The person appointed would complete the unexpired term of Mr. Francis through July of 2010.

Councilmember Patino nominated Edgar Cifuentes.

On motion by Councilmember Patino, seconded by Mayor Lavagnino, and carried unanimously, Edgar Cifuentes was appointed to fill the vacancy on the Block Grants Advisory Committee.

CONTINUED PUBLIC HEARING FOR ZONING TEXT AMENDMENT TO CHAPTER 8 (RELATING TO HEIGHT AND SETBACKS) OF TITLE 12 OF THE MUNICIPAL CODE, Z-2008-003, E-2008-017.

Director of Community Development Lindsey gave the staff report. Following the presentation and the public hearing from the September 16, 2008, Council meeting to consider amending the maximum height in the R-3 (High-Density Residential) zoning district, the City Council voiced serious concerns over the proposed code change. Those concerns reflected much of the public testimony relating to the "checkerboard effect" and potential incompatibility with adjacent land uses. The City Council felt that such heights were best reserved for the downtown area, and that the proposed 70-foot heights were too tall for residential neighborhoods in the City. The public hearing was continued to this meeting. Based on the City Council's direction, a reasonable range of options were developed for Council's consideration. Option A would allow buildings up to a 55-foot maximum height in the R-3 zone for mixed-use projects on property at least five acres in size subject to specific findings. Option B would allow buildings up to a 70-foot maximum height for mixed-use projects for property at least five acres in size

subject to specific findings. Option C would allow buildings up to a 55-foot maximum height on sites with at least one acre subject to Planning Commission approval of a Conditional Use Permit or a Planned Development Permit. Option D would require a rezoning to establish an R-3 Height Overlay that specifies a maximum building height of up to 70 feet. Option E would require a Development Agreement be executed between the City and the project proponents prior to the issuance of a building permit, but it would not amend the Code. Option F would retain the current 35-foot maximum height limit in the R-3 zone. The R-3 zone is adjacent to all residential districts in the City. Because R-3 zoning districts are usually located adjacent to other residential uses, the taller structures pose direct threats to backyard privacy and neighborhood stability. Both Options A and B require projects to be mixed-use developments before additional height would be considered. The Mixed-Use regulations are intended to allow secondary uses in conjunction with the primary uses allowed in an underlying zoning district and help transition the height into the neighborhood. At this time, only the Lakeview Promenade project would be capable of meeting all the specific requirements.

Mayor Lavagnino stated he was only comfortable with Options A and B as he wanted Council to have final approval for heights over 35 feet. He asked how many stories 55 feet would be.

Director Lindsey explained that it would five and a half or six stories.

Councilmember Trujillo stated he came to the same conclusion and favored Options A or B.

Mayor Lavagnino opened the Public Hearing.

Joan Leon, Santa Maria Community Coalition, stated the Coalition supported Option A because it would allow exceptions up to 55 feet but only for mixed-use projects and would require Planning Commission and City Council approval. She said it was so much better than the original proposal.

Laurie Tamura, Urban Planning Concepts, stated she believed Option A would allow the project they were working on to move forward. She was supportive of Option A or B.

Hearing no further requests to speak, Mayor Lavagnino closed the public hearing.

Resolution No. 2008-154 was adopted authorizing the filing of a Negative Declaration of Environmental Impact for E-2008-017, on motion by Councilmember Orach, seconded by Councilmember Patino, and carried on the following vote:

AYES: Councilmembers Orach, Patino, Trujillo, Zacarías, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2008-154 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, FINDING NO SIGNIFICANT, ADVERSE ENVIRONMENTAL IMPACT AND DIRECTING THE FILING OF A NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT REGARDING AMENDMENTS TO CHAPTER 8 OF TITLE 12 TO THE SANTA MARIA MUNICIPAL CODE, E-2008-017.

Ordinance No. 2008-23 approving Option A was introduced by title only for first reading and continued to the next meeting for second reading and adoption on motion by Councilmember Orach, seconded by Councilmember Patino, and carried on the following vote:

AYES: Councilmembers Orach, Patino, Trujillo, Zacarías, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

Ordinance No. 2008-23 introduced. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AMENDING CHAPTER 8 (R-3 HIGH-DENSITY RESIDENTIAL) OF THE SANTA MARIA MUNICIPAL CODE, PERTAINING TO BUILDING HEIGHT LIMIT AND SETBACKS.

LAKEVIEW PROMENADE PROJECT

Planner III Scott gave the staff report. This item was continued from the September 16, 2008, City Council meeting; however, the public hearing was closed to any further public testimony. At the present time, the Santa Maria Municipal Code restricts the height of structures in the R-3 (High-Density Residential) zoning district to 35 feet. The proposed project had structures that would be 55 feet in height, modified by the developer after the last meeting from 57 feet. Therefore, the item was continued pending City Council action on a proposed code text amendment that would allow a building height up to (or beyond) 55 feet. The project, located at the northwest corner of Orcutt Expressway (State Route 135) and Skyway Drive, consisted of certification of an Environmental Impact Report (EIR), E-2006-070, amendments to the General Plan (Land Use), and amendments to the zoning map. The proposed amendments would alter the General Plan Land Use designation of 3.76 acres of approximately 9.41 acres of CC (Community Commercial) to HDR (High Density Residential – 22 dwelling units per acre) and change the zoning designation from PD/C-2 (Planned Development/General Commercial) to PD-R-3 (Planned Development/High Density Residential) (5.65 acres will remain with a land use designation of CC and zoning designation of PD/C-2). A Planned Development and Tentative Tract Map were being reviewed concurrently which would allow a commercial and residential mixed-use "Lifestyle Center" development consisting of 70,000 square feet of retail commercial space, 263 airspace condominiums, common open space, public plazas, and parking.

On August 20, 2008, the Planning Commission adopted Resolution No. 2524 recommending that the City Council certify the Final Environmental Impact Report and Resolution No. 2525 recommending that the City Council approve a General Plan Amendment and rezoning for the project on a 5-0 vote. At the Planning Commission meeting, some area residents expressed concern about potential traffic impacts resulting from the proposal. However, the traffic analysis concluded that, upon inclusion of the identified traffic mitigation measurers, no significant adverse traffic impacts would result from the project. At the last meeting, the Traffic Engineer explained how the mitigation measures addressed the traffic impacts.

Mayor Lavagnino asked at what point in the project the traffic signal would be installed and if it would be in when the project obtained occupancy.

Public Works Director/City Engineer Whitehead stated it probably would be.

Councilmember Patino stated her main concern was traffic. In the staff report it said staff did not expect the project would have an adverse impact on the Downtown Specific Plan, but she did not believe that. She wanted to make sure that staff stayed on top of it and did not allow it to affect the Downtown area.

Councilmember Zacarías stated she wanted to acknowledge the petition that was submitted with over 200 signatures of local residents concerned about traffic. She stated she thought there would be impacts to children trying to cross Highway 135 between Lakeview Promenade and Lakeview Junior High School.

Mayor Lavagnino stated he wanted to make sure the City was working with the State and the County to try to address the traffic in that area.

Public Works Director/City Engineer Whitehead explained that Councilmember Patino helped to bring together staff from Caltrans, the County, the City, and the Board of Supervisors to discuss that intersection. The reason Lakeview Drive was so congested was because it was a major route to the freeway. In order to address that, Union Valley Parkway and McCoy Lane interchanges needed to be constructed.

Resolution No. 2008-155 was adopted certifying the Lakeview Promenade Final Environmental Impact Report on motion by Councilmember Patino, seconded by Councilmember Trujillo, and carried on the following vote:

AYES: Councilmembers Orach, Patino, Trujillo, Zacarías, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2008-155 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, CERTIFYING THE LAKEVIEW PROMENADE FINAL ENVIRONMENTAL IMPACT REPORT (E-2006-070, SCH#2007051141), MAKING CEQA FINDINGS, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS AND ADOPTING A MITIGATION MONITORING PROGRAM FOR THE LAKEVIEW PROMENADE PROJECT, FILE NOS. GPZ-2006-009, TRACT 5928 AND PD-2006-024.

Resolution No. 2008-156 was adopted approving the General Plan Amendment on motion by Councilmember Patino, seconded by Councilmember Trujillo, and carried on the following vote:

AYES: Councilmembers Orach, Patino, Trujillo, Zacarías, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2008-156 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING A GENERAL PLAN (LAND USE) AMENDMENT FOR THE LAKEVIEW PROMENADE PROJECT, LOCATED ON THE NORTHWEST CORNER OF ORCUTT EXPRESSWAY (STATE ROUTE 135) AND SKYWAY DRIVE (GPZ-2006-009).

Ordinance No. 2008-24 rezoning property for the Lakeview Promenade project was introduced by title only for first reading and continued to the next meeting for second reading and adoption on motion by Councilmember Patino, seconded by Councilmember Trujillo, and carried on the following vote:

AYES: Councilmembers Orach, Patino, Trujillo, Zacarías, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

Ordinance No. 2008-24 introduced. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, REZONING PROPERTY FOR THE LAKEVIEW PROMENADE PROJECT, GPZ-2006-009, FOR PROPERTY LOCATED ON THE NORTHWEST CORNER OF ORCUTT EXPRESSWAY (STATE ROUTE 135), AND SKYWAY DRIVE, ASSESSOR'S PARCEL NOS. 111-100-008, -009, 9.4 ACRES.

Councilmember Zacarías left the meeting at 8:10 p.m. as she was not feeling well.

CITY MANAGER'S REPORT

City Manager Ness reported that the one anticipated item for the October 21, 2008, City Council meeting was the Downtown Specific Plan.

ORAL REPORTS BY COUNCILMEMBERS

Councilmember Trujillo reported that he attended the League of California Cities Annual Conference in Long Beach on September 24-26, 2008. After the Conference, he went to San Diego to attend reunions with crew members of two ships he served on while in the Navy. He also attended the Navy League mixer at the Elks Club on September 17th. He attended the City Employee's BBQ on September 20th, and the Autumn Arts Grapes and Grains Festival on October 4th.

Councilmember Patino reported she also attended the Employee's BBQ and the Autumn Arts Grapes and Grains Festival, the pre-ground breaking reception for the Marian Hospital on October 5th, and on October 7th she spoke to two classes of students from Robert Bruce Elementary School in the Council Chambers.

Mayor Lavagnino reported he attended the City Employee BBQ, a community meeting at Mussel Senior Center to set up a neighborhood watch program in his neighborhood on September 23rd, Cruising for Life on September 27th, St. Jude's Hospital home giveaway on September 28th, the Transit Center drop-in on September 29th, accepted $2,500 from ConocoPhillips for the Library on September 30th, met with a Molly O'Brien from Senator Feinstein's office on October 1st, attended the Autumn Arts reception on October 3rd, the Alzheimer's Walk and Autumn Arts Grapes and Grains Festival on October 4th, and the Marian Hospital pre-groundbreaking reception on October 5th and the groundbreaking for the new hospital wing on October 6th.

Councilmember Orach stated he attended the Employee BBQ, the League of California Cities Annual Conference in Long Beach on September 24th-26th, the 30th Anniversary of the SMAT Transit System on October 3rd, Autumn Arts Grapes and Grains Festival on October 4th, the Marian Hospital groundbreaking on October 6th, and spoke to the second group of Robert Bruce Elementary School in the Council Chambers on October 7th.

ADJOURNMENT

There being no further business to come before the City Council at this time, the meeting was declared adjourned by Mayor Lavagnino at 8:20 p.m. in memory of Jay Will.

APPROVED

October 21, 2008
Date

Chief Deputy City Clerk of the ~~City~~ of Santa Maria and ex officio Clerk of the City Council

ATTEST:

~~Chief~~ Deputy City Clerk

Mayor of the City of Santa Maria